



OFFICE OF THE
T O W N C L E R K
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**Minutes of the Special Town Meeting
October 25, 2004**

ARTICLE 1. Motion made and seconded that the Town vote to appropriate by a transfer from free cash, the sum of \$250,000.00 for the purpose of implementing improvements to the water system of the Town in order to bring the system into compliance with current requirements of the Department of Environmental Protection, such improvements to include, without necessarily being limited to, the possibility of a new pump station, a water storage tank, or such other improvements as will meet the requirements imposed on the Town in connection with its public water supply; and to authorize the Board of Water Commissioners to apply for, accept and expend any State or Federal grants that are or may become available for these purposes.

Majority Vote Required.

Yes: 134 No: 2

Motion Passes

Kevin Welch made a presentation as follows. The Water Investigation Committee,[WIC] was formed under Article 30 of the Annual Town Meeting in May 2004 [that the Moderator appoint a committee to investigate the feasibility of and costs associated with improvements to the water infrastructure and report to the next Town Meeting]. The current system determined to be “discrepant” by the DEP. Dunstable needs a two day backup supply of water. Discrepancy may be resolved in one of three ways; additional well and pumping equipment, or storage capacity equal to 2 average days demand, or interconnection with another public water supply system that can provide the quantity and quality of the needed water. The discrepancy must be resolved by April 2006; if not, penalties could be assessed and/or it could result in DEP taking over the entire system to fix it as they deem appropriate and hand us the bill. The Water Department presented certain improvements options, including construction of a new pump station at second well, construction of a new water storage tank, installation of new mains along Depot, Brook and Pleasant Streets. The average daily town demand is equal to 40,000 gallons per day. A 250 gpm pump [\$250,000] is capable of supplying 360,000 gallons per day. A 1150 gpm pump[\$650,000] is capable of supplying 1.6 million gallons per day. A water storage tower would cost about \$1 million. The interconnect and water sale with Pepperell was ruled out at the Annual Town Meeting in May. The WIC acknowledges this proposal does not include enhancements to current fire protection system, but recommends that this Committee be reconstituted following this Meeting to study fire protection in all its aspects and report to a later Town Meeting. WIC further

recommends the completion of well #2 with the installation of a 250 gallon per minute pump. That will satisfy DEP requirements, provide for automated chemical mixing, provide for identical capacity as well #1 at a cost of \$250,000.00.

Public facilities within the Water District include Town Hall, Police Station, Fire Station, Post Office, Swallow Union, Library, Cemetery, Temporary Town Hall and the Cemetery. Karl Huber [Chair, Water Commissioner] addressed the audience not only to confirm the discrepancy of DEP, but pointing out that in addition, this acts as a “start point” for other areas requiring improvement and has as the full endorsement of the Board of Water Commissioners. Ted Gaudette [Selectman] spoke on behalf of the Board of Selectmen, first complimenting WIC on their presentation and informing the members that the Board of Selectmen is in full support of this article. Dan St. Jean [Chair, Advisory Board] announced that Fincom is unanimously in support of this article and that at the close of business on June 30, the Town had \$429K in free cash available with recommendation that \$250K be applied towards this article.

Questions from the audience [condensed version] as follows. If we had gone for the water tower directly, would this have satisfied DEP requirements and did we have time to do this? Yes, that would have satisfied the 2-day backup but Kevin could not be sure if we had enough time; possibly an extension could be granted from DEP. This still leaves the Town Hall and Swallow Union without sprinkler protection. How many homes [connections] to the Water System? 100. There is no water tower or pump station in this article. This article is to meet, not exceed, DEP requirements. It will exceed DEP in number of gallons pumped per day [360,000 versus 40,000]. Even with a water tower, we still need a second pump as a backup. The fire protection issue is an entirely different subject. Our existing pump, 25 years old and has never been refurbished and WIC recommends starting with the backup pump. A builder is welcome to hook into our lines, but anything over 25 houses; the builder has to seek approval from DEP. What is the exact cost to afford fire protection to Town Hall, school, etc.? Approximately \$1 million. 1,150 gallons a minute would supply one fire truck, or one sprinkler system [sprinklers would have to shut off]. Take the DEP requirements first and the fire protection issue as a new study. August 31 was the deadline to apply for the loan for the water tower but the study was not completed. When will the timeframe be to look into the fire protection study? Will it be prior to April 2006? Not able to answer except that it will be a priority. Insurance rates are high due to the volunteer fire department, not the amount of water we pump.

ARTICLE 2. Motion made and seconded that the Town vote to borrow under the authority of any applicable provision of law, the sum of One Million Two Hundred Fifty Thousand [\$1,250,000.00] Dollars for the purpose of acquiring certain land, being a certain parcel of real property together with improvements thereon, situated on Main Street and Lowell Street in Dunstable, believed to be owned by Best Family Lowell Street Realty Trust, and shown as Lot 0, Block 143 on Map 17 of the Dunstable Assessor’s Office, believed to contain approximately 10.64 acres of land, and being the same property described in a deed recorded in the Middlesex North Registry of Deeds at Book 11253, Page 003, such sum hereby authorized for borrowing to be

contingent however, upon an affirmative vote at a Special Town Election to be held on November 15, 2004 relative to the exemption of the debt service thereon from the provisions of Proposition 2 ½ so called.

2/3 Vote Required
Yes: 98 No: 26 [124 total] 83 required
Motion Passes

Selectman Susan Psaladakis presented an overhead slide presentation. Questions from the audience [condensed version] as follows. How did the Town arrive at this price of \$1,250,000.00? This is the asking figure. Did the Town receive an appraisal for the property? No appraisal has been done [we did not want to spend the money]. Real estate costs continually show that lots are worth \$250K. All lots have perked; \$250K per lot is not unreasonable. This piece is prime property; it is close to the center of town and preserves the rural landscape of Route 113. Is part of the strategy of the Master Plan to buy all pieces of available land? No, it is not the town's intent to purchase all available land as part of the Master Plan. There have been other pieces available that the Town has not been interested in purchasing. It's the town's choice whether or not to purchase this property. If we don't, then in 2 years, there will either be 5 houses or a 40B project with many children sitting on the lots. Do we have a use for this land? No, it is a prime piece of property that will benefit the Town. It is not being purchased as a piece of conservation land; that restriction is not being placed on it. A town meeting vote would be required to develop the land into anything such as a park, etc. The Board of Selectmen is in full support of this article. Dan St. Jean [Chair, Advisory Board] stated that the Advisory Board voted 3 in favor, 2 abstained with 1 member absent.

ARTICLE 3. Motion made and seconded that the Town take no action on this article [a certain parcel of land situated on Main Street and Forest Street].

Majority Vote Required
Motion passes

ARTICLE 4. Motion made and seconded that the Town vote to authorize the sale of a certain parcel of real property located on Century Way, described in tax taking filed and recorded in the Middlesex North Registry of Deeds at Book 8244, Page 221, believed to contain 2.12 acres of land, and to authorize the Board of Selectmen acting in behalf of the Town, in collaboration with the Town Treasurer and Tax Collector, to negotiate agreements, make consultations, conduct tests, effect transfers of title or custody within the Town administrative establishment, appoint an administrator of tax title lands under G.L. c60 Section 77A, and otherwise do those things which in the discretion of the Board are necessary to the accomplishment of these purposes, all in accordance with applicable law.

The Town owns this property as a result of a tax-taxing on unpaid taxes. The Town feels it is in their best interest to dispose of this property. It is one buildable lot, too

small to be used for any municipal use. An RFP process will be used with a minimum purchase price. The Board of Selectmen would approve the selling price.

2/3 Votes Required

Yes: 115 No: 0

Motion Passes Unanimously

ARTICLE 5. Motion made and seconded to take no action [funding the cost of providing support and supplementation for the Town's administrative duties and functions].

Majority Vote Required

Motion Passes Unanimously

ARTICLE 6. Motion made and seconded to take no action [on approving the establishment of a stabilization fund by the Groton-Dunstable Regional School District].

Majority Vote Required

Motion Passes Unanimously

Motion made and seconded to adjourn the Special Town Meeting at 8:49 pm. Total number of voters check in: 139. Full contents of the minutes of the Special Town Meeting are on file with the Office of the Town Clerk, available on request.

Respectfully submitted,

Carol A. Skerrett
Town Clerk

Appropriations:

ARTICLES

Raise and Appropriate:	
Transfer from Free Cash:	\$250,000.00
Vote to Borrow [contingent on an Affirmative vote at the Special Town Election on Nov. 15, 2005]:	1,250,000.00